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CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority;

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on June 8, 1973 and duly recorded in this office:

Copies of a memorandum were distributed by the Director dated June 7, 1973 entitled Park Plaza Resubmission, which memorandum set forth the following list of documents which were presented to the Authority with the memorandum:

I. Urban Renewal Plan

II. Supporting Documentation

III. Project Improvements Report

IV. Project Approvals and Cooperation Agreement

V. Building Conditions Reports

VI. Environmental Impact Report

VII. Sound Needs of the Locality

VIII. Financial Plan

IX. Letter of Intent and Supplementary Agreement to the Letter of Intent

X. Relocation Plan

The foregoing Documents are filed in the Document Book of the Authority as Document No. 2508.

The Director also distributed copies of a memorandum dated June 7, 1973 entitled Park Plaza Urban Renewal Area; Authorization to Resubmit the Park Plaza Urban Renewal Plan to the Massachusetts Department of Community Affairs. Said memorandum consisted of five pages containing seven votes.

On motion duly made and seconded, it was unanimously

VOTED: to delete the third paragraph on Page 3 (which is the third vote in the memorandum) and substitute therefor the following:

"The Boston Redevelopment Authority hereby finds that no adverse environmental impact of major significance will result from the implementation of the Park Plaza Urban Renewal Plan, and further finds that all feasible measures have been taken to avoid or minimize environmental impacts."

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On motion duly made and seconded, it was unanimously

VOTED: to adopt the following votes:

VOTED: that the Boston Redevelopment Authority has reviewed the Environmental Impact Report, concerning the Park Plaza Urban Renewal Project, which was prepared by the Authority staff in conjunction with Saratoga Associates, an independent environmental consultant; and the Authority has evaluated the aforementioned Environmental Impact Report and has determined what the impact of the Project will be on the natural environment; and the Authority hereby determines that all practicable means and measures have been taken and are being utilized to minimize damage to the environment.

VOTED FURTHER: that the Boston Redevelopment Authority hereby finds that the Park Plaza Urban Renewal Project will have a positive impact on the environment for the following reasons, among others:

1. That the Park Plaza Urban Renewal Project will have a positive impact, as the Plan is in conformity with a Comprehensive Plan for the locality as a whole "1965-1975 General Plan for the City of Boston and the Regional Core";

2. That the Project will have positive impact in that the development will be built in accordance with an Urban Renewal Plan approved after extensive public hearing by the Authority and by the City of Boston, which Plan indicates, among other things, the boundaries of the area, the extent of land acquisition, demolition, public improvements, street adjustments, utilities work, vehicle circulation, and land use and building controls, on a parcel by parcel basis, including maximum building height limitations, maximum floor area ratios, off-street loading requirements, and sign controls;

3. That the Project will have a positive impact of removing the present negative effect that the blighting and substandard conditions have on the Park Square Area including the Public Garden and Boston Common;

4. That the impact of shadow cast by new tower buildings will have no effect in the summer and only limited effect in early spring and late fall and that the only significant effect will occur during the winter months when no plant growth takes place and when the Common and Garden are not intensively used;

5. That the impact on the Project area by winds will be minimized both by wind tunnel studies during design to evaluate alternative building configurations, and by project design controls that require an enclosed pedestrian arcade along Boylston Street;

6. That the Project will have positive economic impact, as in the first stage alone, approximately a quarter of a billion dollars will be invested for development, over seven thousand permanent jobs in growth industries will be generated, and the City will receive at least two and one-half times the present property tax revenues, and there will be constructed approximately 1600 apartment units which will bring back into the City residents

of middle and high income who are necessary for a healthy economic balance; That a new major hotel will be built that will expand Boston's facilities to serve the convention and tourist market and that new retail space of approximately 500,000 square feet is included which will provide a link between the two major intown retail sections, Back Bay and Downtown;

7. That the environmental impact of the Project will be positive as the Authority retains constant control over the development during the implementation of the Project and has established both a Civic Advisory Committee and Design Advisory Committee to further assure this positive effect.

VOTED FURTHER:

That the Boston Redevelopment Authority hereby finds that no adverse environmental impact of major significance will result from the implementation of the Park Plaza Urban Renewal Plan, and further finds that all feasible measures have been taken to avoid or minimize environmental impacts.

VOTED FURTHER:

That the Boston Redevelopment Authority hereby approves the Park Plaza Environmental Impact Report and authorizes the Director to publish and disseminate said Report in such manner as he deems necessary.

VOTED: That the Director is hereby authorized to resubmit the Park Plaza Urban Renewal Plan and any other materials which he deems advisable to the State Department of Community Affairs, and

VOTED: That the Director is hereby authorized to enter into a revised Letter of Intent by and between the Boston Redevelopment Authority and Boston Urban Associates substantially as presented at this meeting, and to execute a supplementary agreement to the Letter of Intent substantially as presented at this meeting.

VOTED: That the Boston Redevelopment Authority hereby approves the Relocation Plan substantially in the form as presented at this meeting and authorizes the Director to submit the Relocation Plan to the Bureau of Relocation in the State Department of Community Affairs at such time as he deems proper.

* * * * * * * * * * *

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said votes have been duly fulfilled, carried out and otherwise observed.

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(4) That the documents to which this certificate is attached are in substantially the form as those presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Robert T. Kenney is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this eleventh day of June, 1973.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian
Secretary

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